



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

DATE: June 20, 2013
OWNER: Service Electric Company
PETITIONER: Jim Bowen
PROJECT: Service Electric Rezoning
REQUEST: Rezoning to City M-1 (Industrial)
CASE #: RZ-13-68

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed zoning district of City M-1 (Industrial) is compatible with the adjacent property zoned City M-1 (Industrial) to the south, and does not appear to create a detriment to properties zoned County A (Agricultural) to the west, County R-6 (Urban Residential) to the north, and County LM (Light Industrial) to the east. The current use of the subject property is an existing light industrial operation.
2. The proposed zoning district of City M-1 (Industrial) is compatible with adjacent properties that have existing future land use designations of County Urban to the north, east and west, and City Industrial to the south.
3. The rezoning of the subject property is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to rezone the subject property from County LM (Light Industrial) to City M-1 (Industrial) subject to the property receiving approval from the City Commission of an annexation under case number ANNX-13-66, and a future land use designation of City Industrial under case number SSCP-13-67 and forward to the City Commission for consideration.